



2008 Kansas Land Values and Cash Rents at the County Level

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Producers, landowners, lenders, appraisers, and others in agribusiness regularly request information pertaining to land values and cash rents at the county level (and even more localized levels in some cases). However, there are currently limited publicly reported price data at this level available for Kansas. As part of USDA, Kansas Agricultural Statistics (KAS) conducts a land survey each year and reports land values and cash rents at the crop reporting district (CRD) level in Kansas. Table 1 shows the 2008 CRD level land values and cash rents for both non-irrigated cropland and pasture as reported by KAS, along with the overall statewide numbers. Figure 1 shows the geographical regions for the different CRD regions.

Table 1. Kansas Crop Reporting District Level Agricultural Land Values and Cash Rents.^a

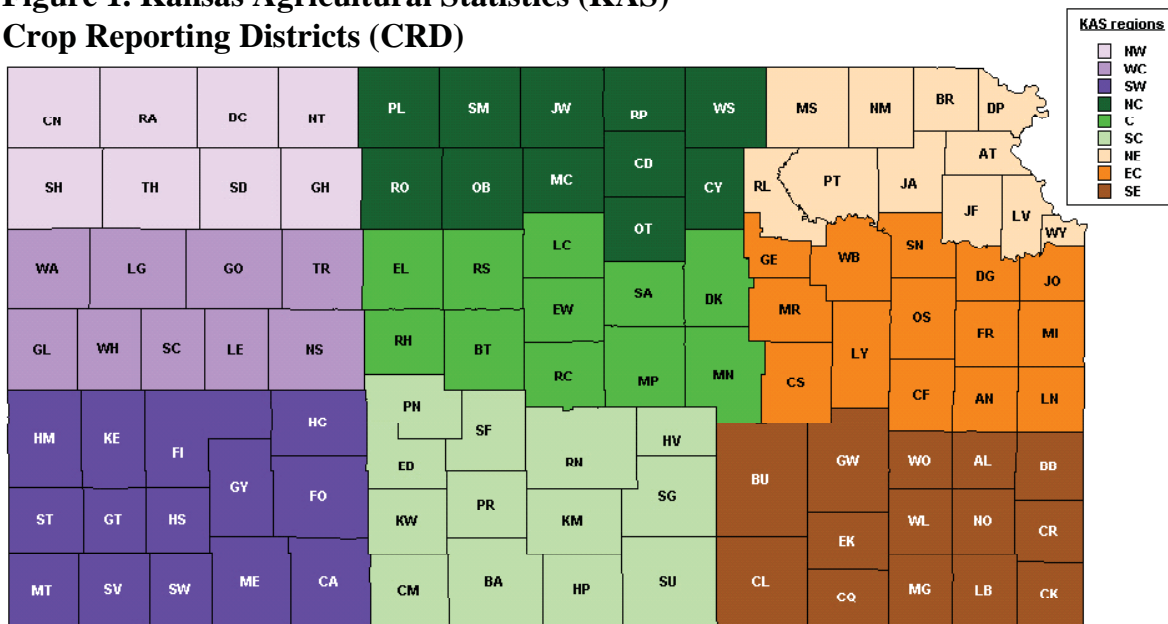
| Region (CRD) | Non-irrigated Cropland | | Pasture | |
|--------------------|------------------------|-------------|--------------|-------------|
| | Value, \$/ac | Rent, \$/ac | Value, \$/ac | Rent, \$/ac |
| Northwest (NW) | 830 | 36.00 | 480 | 11.80 |
| West Central (WC) | 730 | 33.50 | 440 | 10.50 |
| Southwest (SW) | 670 | 33.50 | 380 | 9.30 |
| North Central (NC) | 1,110 | 52.00 | 770 | 16.00 |
| Central (C) | 1,090 | 42.00 | 830 | 15.70 |
| South Central (SC) | 1,160 | 41.50 | 800 | 12.30 |
| Northeast (NE) | 1,950 | 76.50 | 1,400 | 20.40 |
| East Central (EC) | 1,850 | 59.00 | 1,320 | 21.20 |
| Southeast (SE) | 1,260 | 46.00 | 1,090 | 18.80 |
| State | 1,130 | 45.00 | 860 | 15.50 |

^a Kansas Agricultural Statistics, *Agricultural Land Values*, August 19, 2008.

Land values are for January 1, 2008; rents are for the year 2008.

Although KAS surveys landowners and producers in every county of the state, its sampling procedure is not designed to be statistically valid at the county level (that would require a much larger sample size). Thus, the information presented in Table 1 is the only statistically valid information on land values and cash rents that is reported on an annual basis. Additional information pertaining to the KAS land values survey and reports for previous years can be found at the Kansas Agricultural Statistics website (<http://www.nass.usda.gov/ks/>). The most recent 20 years of land values and cash rents reported by KAS are also summarized in *Kansas Land Prices and Cash Rental Rates* (MF-1100) available at www.agmanager.info.

**Figure 1. Kansas Agricultural Statistics (KAS)
Crop Reporting Districts (CRD)**



Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level (specific values displayed on the maps are also reported in Table 2). In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition to the CRD-level values. First, some measure of county-to-county variation is required, and second, a measure of acres in each county is needed. Information on county level cash rents and land values (average for the years 2005 through 2007) from the state Farm Service Agency (FSA) Land Value Survey (LVS) was used to index county-to-county variation.¹ After a county index was calculated, it was weighted to reflect the acres of non-irrigated cropland or pasture in that particular county relative to the CRD as a whole. The acreage weights were based on acres reported for each county in the 2002 Ag Census (USDA). The acreage-weighted indices were then multiplied by the CRD averages reported in Table 1 to give the county level values shown in Figures 2-5. Thus, the values displayed in Figures 2-5, when multiplied by the respective acreage-based weights and summed, will exactly equal the KAS reported values at the CRD level.

It is recognized that the values reported in Figures 2-5 may not perfectly represent cash rents at the local level for a number of reasons, but primarily due to inconsistencies that exist in the FSA survey data. However, the purpose of this paper and the procedure used in this analysis is to provide producers, landowners, lenders, appraisers, and others in agribusiness with another source of information for consideration when they negotiate what land values and cash rents should be in their particular situations. Thus, the values in this report should not be viewed as *the* land values or cash rents in a particular county, but as simply one more piece of information to consider. For further information on land values and cash rents, additional resources (papers and spreadsheets) are available at www.agmanager.info.

¹ Methods of eliciting cash rents and land values for this in-house survey are not necessarily consistent across counties and thus this database was simply used to create county indices for both cash rents and land values.

Table 2. Estimated 2008 County-Level Nonirrigated and Pasture Land Values and Cash Rents*

| County | Code | Region | Nonirrigated Land | | Pasture Land | |
|-------------|------|--------|-------------------|-------------|--------------|-------------|
| | | | Value, \$/ac | Rent, \$/ac | Value, \$/ac | Rent, \$/ac |
| Allen | AL | SE | 1,007 | 49.14 | 967 | 17.25 |
| Anderson | AN | EC | 1,047 | 62.89 | 904 | 22.56 |
| Atchison | AT | NE | 2,136 | 84.13 | 1,241 | 27.63 |
| Barber | BA | SC | 1,170 | 42.36 | 1,143 | 11.21 |
| Barton | BT | C | 795 | 44.38 | 741 | 15.44 |
| Bourbon | BB | SE | 1,158 | 42.36 | 1,313 | 21.57 |
| Brown | BR | NE | 1,963 | 86.93 | 1,140 | 22.11 |
| Butler | BU | SE | 1,439 | 48.12 | 1,174 | 18.58 |
| Chase | CS | EC | 1,293 | 57.17 | 798 | 19.61 |
| Chautauqua | CQ | SE | 887 | 38.97 | 725 | 16.59 |
| Cherokee | CK | SE | 1,630 | 51.51 | 1,278 | 26.21 |
| Cheyenne | CN | NW | 820 | 31.12 | 391 | 9.99 |
| Clark | CA | SW | 589 | 35.51 | 449 | 8.84 |
| Clay | CY | NC | 1,316 | 59.54 | 1,015 | 16.59 |
| Cloud | CD | NC | 1,443 | 61.33 | 872 | 22.11 |
| Coffey | CF | EC | 968 | 54.12 | 798 | 19.61 |
| Comanche | CM | SC | 636 | 27.63 | 643 | 9.29 |
| Cowley | CL | SE | 1,308 | 45.75 | 1,140 | 15.93 |
| Crawford | CR | SE | 1,065 | 45.75 | 967 | 24.88 |
| Decatur | DC | NW | 871 | 37.13 | 500 | 9.67 |
| Dickinson | DK | C | 1,340 | 45.79 | 964 | 20.48 |
| Doniphan | DP | NE | 2,790 | 121.51 | 1,978 | 33.16 |
| Douglas | DG | EC | 3,356 | 67.84 | 3,803 | 31.06 |
| Edwards | ED | SC | 815 | 36.47 | 464 | 11.54 |
| Elk | EK | SE | 1,158 | 45.75 | 919 | 12.94 |
| Ellis | EL | C | 965 | 29.94 | 665 | 11.66 |
| Ellsworth | EW | C | 859 | 44.38 | 897 | 14.81 |
| Finney | FI | SW | 747 | 31.17 | 338 | 6.22 |
| Ford | FO | SW | 843 | 37.49 | 518 | 11.78 |
| Franklin | FR | EC | 1,509 | 55.65 | 1,117 | 21.25 |
| Geary | GE | EC | 1,293 | 61.75 | 931 | 20.60 |
| Gove | GO | WC | 644 | 32.59 | 480 | 10.97 |
| Graham | GH | NW | 739 | 34.30 | 539 | 13.21 |
| Grant | GT | SW | 670 | 39.46 | 242 | 11.46 |
| Gray | GY | SW | 711 | 31.57 | 380 | 11.78 |
| Greeley | GL | WC | 750 | 34.03 | 273 | 8.44 |
| Greenwood | GW | SE | 1,271 | 48.80 | 1,244 | 19.58 |
| Hamilton | HM | SW | 629 | 34.72 | 249 | 7.86 |
| Harper | HP | SC | 909 | 40.52 | 554 | 11.86 |
| Harvey | HV | SC | 1,923 | 51.57 | 1,428 | 17.30 |
| Haskell | HS | SW | 751 | 27.62 | 380 | 8.18 |
| Hodgeman | HG | SW | 524 | 30.78 | 304 | 12.11 |
| Jackson | JA | NE | 1,240 | 68.55 | 1,073 | 24.04 |
| Jefferson | JF | NE | 1,619 | 63.87 | 1,542 | 22.11 |
| Jewell | JW | NC | 951 | 52.06 | 698 | 15.48 |
| Johnson | JO | EC | 10,007 | 51.46 | 9,309 | 19.61 |
| Kearny | KE | SW | 694 | 33.93 | 359 | 7.20 |
| Kingman | KM | SC | 1,191 | 38.68 | 857 | 11.54 |
| Kiowa | KW | SC | 982 | 33.15 | 571 | 9.61 |
| Labette | LB | SE | 1,152 | 38.30 | 1,147 | 24.88 |
| Lane | LE | WC | 690 | 29.73 | 453 | 10.40 |
| Leavenworth | LV | NE | 3,100 | 52.97 | 4,024 | 23.49 |
| Lincoln | LC | C | 840 | 46.50 | 731 | 15.13 |

Table 2. Continued

| County | Code | Region | Nonirrigated Land | | Pasture Land | |
|--------------|------|--------|-------------------|-------------|--------------|-------------|
| | | | Value, \$/ac | Rent, \$/ac | Value, \$/ac | Rent, \$/ac |
| Linn | LN | EC | 1,232 | 64.80 | 1,064 | 26.15 |
| Logan | LG | WC | 700 | 33.31 | 332 | 9.00 |
| Lyon | LY | EC | 893 | 57.17 | 785 | 20.60 |
| Marion | MN | C | 1,394 | 40.16 | 997 | 17.02 |
| Marshall | MS | NE | 1,929 | 73.22 | 1,207 | 16.58 |
| McPherson | McP | C | 1,573 | 52.84 | 1,130 | 21.74 |
| Meade | ME | SW | 731 | 29.59 | 484 | 11.78 |
| Miami | MI | EC | 4,003 | 51.46 | 3,724 | 19.61 |
| Mitchell | MC | NC | 1,154 | 51.34 | 666 | 16.59 |
| Montgomery | MG | SE | 1,214 | 44.06 | 1,140 | 19.91 |
| Morris | MR | EC | 801 | 40.40 | 878 | 20.27 |
| Morton | MT | SW | 447 | 22.89 | 173 | 5.89 |
| Nemaha | NM | NE | 1,860 | 74.78 | 1,241 | 23.21 |
| Neosho | NO | SE | 1,233 | 47.45 | 1,157 | 24.88 |
| Ness | NS | WC | 829 | 33.67 | 606 | 13.78 |
| Norton | NT | NW | 851 | 40.66 | 616 | 18.05 |
| Osage | OS | EC | 1,047 | 59.08 | 931 | 18.31 |
| Osborne | OB | NC | 900 | 42.79 | 555 | 14.93 |
| Ottawa | OT | NC | 1,316 | 62.40 | 1,110 | 16.59 |
| Pawnee | PN | SC | 773 | 36.47 | 429 | 12.82 |
| Phillips | PL | NC | 815 | 37.44 | 571 | 14.37 |
| Pottawatomie | PT | NE | 1,318 | 65.43 | 1,274 | 16.03 |
| Pratt | PR | SC | 1,014 | 34.99 | 643 | 11.54 |
| Rawlins | RA | NW | 922 | 35.71 | 481 | 9.67 |
| Reno | RN | SC | 1,108 | 53.41 | 714 | 19.23 |
| Republic | RP | NC | 1,511 | 60.61 | 984 | 19.07 |
| Rice | RC | C | 920 | 39.45 | 764 | 13.23 |
| Riley | RL | NE | 1,662 | 70.10 | 1,341 | 19.62 |
| Rooks | RO | NC | 679 | 35.66 | 587 | 11.33 |
| Rush | RH | C | 679 | 28.18 | 565 | 11.97 |
| Russell | RS | C | 786 | 34.87 | 598 | 12.29 |
| Saline | SA | C | 1,626 | 54.95 | 1,162 | 21.43 |
| Scott | SC | WC | 770 | 37.61 | 292 | 8.44 |
| Sedgwick | SG | SC | 2,048 | 49.73 | 1,143 | 14.42 |
| Seward | SW | SW | 589 | 35.51 | 345 | 7.86 |
| Shawnee | SN | EC | 1,693 | 89.57 | 904 | 29.42 |
| Sheridan | SD | NW | 800 | 37.13 | 404 | 11.60 |
| Sherman | SH | NW | 760 | 35.36 | 423 | 9.67 |
| Smith | SM | NC | 883 | 41.36 | 571 | 14.10 |

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|------------|----|----|-------|-------|--------|-------|
| Stafford | SF | SC | 1,003 | 37.20 | 714 | 14.42 |
| Stanton | ST | SW | 751 | 47.35 | 345 | 13.42 |
| Stevens | SV | SW | 528 | 29.59 | 345 | 6.87 |
| Sumner | SU | SC | 1,122 | 40.15 | 850 | 13.78 |
| Thomas | TH | NW | 861 | 37.13 | 385 | 10.31 |
| Trego | TR | WC | 600 | 32.23 | 443 | 11.81 |
| Wabaunsee | WB | EC | 1,232 | 60.98 | 1,024 | 21.25 |
| Wallace | WA | WC | 720 | 34.03 | 443 | 8.44 |
| Washington | WS | NC | 1,460 | 74.88 | 1,206 | 20.73 |
| Wichita | WH | WC | 830 | 34.03 | 369 | 8.44 |
| Wilson | WL | SE | 1,151 | 46.77 | 933 | 18.25 |
| Woodson | WO | SE | 1,607 | 45.41 | 1,209 | 19.91 |
| Wyandotte | WY | NE | 7,750 | 56.08 | 10,059 | 23.49 |

* Calculated using Kansas Agricultural Statistics (KAS) crop reporting district (CRD) values indexed to county level.